

Filed this 26 day of Mar, 2001  
and recorded in Vol. 664, Page 73  
LOUISE DAVIS  
C.C.C.P. AND C.C.G.S. GREENWOOD CO., SC

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENWOOD ) SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS,  
EASEMENTS, LIENS AND CHARGES OF  
GRAND HARBOR - PHASE II

This Supplemental Declaration of Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Grand Harbor, Phase II, located in Greenwood, South Carolina, is made this 7<sup>th</sup> day of March, 2001

WHEREAS, SCN Group Greenwood, LLC, has called a tract of land Grand Harbor Subdivision, Phase II, as shown on plat by Davis & Floyd Engineers, dated September 25, 2000, which said plat is recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 114 at page 127; and

WHEREAS, SCN Group Greenwood, LLC as Declarant, did impose on Phase I of Grand Harbor Subdivision that certain Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Grand Harbor, by instrument recorded in Deed Book 587 at page 320 and re-recorded in Deed Book 591 at page 318 in the Office of the Clerk of Court for Greenwood County; and

WHEREAS, the Declarant intends to impose upon Lots 75-119 the identical Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges as set forth in the restrictions recorded in Deed Book 587 at page 320 and re-recorded in Deed Book 591 at page 318. Additionally, Declarant also declares that Lots 75-119 shall be subject to the following additional Restrictions:

(1) All Lots shall be bound by Joint Dock Easements Agreement which shall be executed by each purchaser of said lots 75-119 and which shall control and be binding upon each of the said lot owners and which terms of said Dock Easements shall henceforth become a part of these Restrictive Covenants as well as the Restrictive Covenants recorded in Deed Book 587 at page 320 and re-recorded in Deed Book 591 at page 318.

(2) All seawalls and docks shall be the responsibility of each individual lot owner for upkeep and maintenance.

(3) Lots 75-119 of Phase II of Grand Harbor as shown on plat prepared by Davis & Floyd, Surveyors, dated September 25, 2000 and recorded in Plat Book 114 at page 127 shall be subject to a sewer line reserved to the Ninety Six Commission of Public Works.

*Insert*

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that

1. The Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Grand Harbor recorded in Deed Book 587 at page 320 and re-recorded in Deed Book 591 at page 318 shall be imposed on Lots 75-119.

2. All lots shall be bound by Joint Dock Easements agreement, and henceforth the Joint Dock Agreement, shown as Schedule "A" attached hereto, shall become a part of the Restrictive Covenants recorded in Deed Book 587 at page 320 and re-recorded in Deed Book 591 at page 318.

3. All seawalls and docks shall be the responsibility of each individual lot owner for upkeep and maintenance.

4. Lots 75-119 of Phase II Grand Harbor shall be subject to an ingress and egress easement reserved by the Ninety Six Commission of Public Works for maintenance of sewer lines servicing said lots.

These Covenants shall run with the title to the properties, and shall be binding on all parties having any right, title and interest in the described Property or any part thereof, and subject to the limitations provided herein, shall inure to the benefit of each owner thereof, his heirs, grantees, distributes, successors and assigns.

Dated this 7<sup>th</sup> day of March, 2001.

Witness:

SCN GROUP GREENWOOD, L.C.

BY: [Signature]

Its: Agent

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENWOOD )

PROBATE

PERSONALLY appeared before me the undersigned witness, who on oath says that he/she saw the within named SCN GROUP GREENWOOD, LLC BY Bruce Lawrence, ITS Agent, sign the within written instrument and that he/she with the other witness about, witnessed the execution thereof.

[Signature]  
Witness

SWORN TO BEFORE ME THIS 20  
DAY OF March, 2001

[Signature]  
NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES: 11/15/2004

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENWOOD ) AMENDMENT OF DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS,  
EASEMENTS, LIENS AND CHARGES OF  
GRAND HARBOR - PHASE I

WHEREAS, the original Amendment of Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Grand Harbor was recorded in Deed Book 587 at page 320 and re-recorded in Deed Book 591 at page 318; and

WHEREAS, the Declarant originally referred to 378 acres in the Covenants and Restrictions; however, it also referenced Lots 1-74 in Exhibit A of said Covenants and Restrictions; and

WHEREAS, the Declarant is desirous of clarifying which property of the 378 acres was subject to the Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 587 at page 320 and re-recorded in Deed Book 591 at page 318.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the Declarant, as a matter of clarification does hereby state that it solely intended to restrict Lots 1-74 as shown on Plat recorded in Plat Book 110 at page 77 in the original restrictions recorded in Deed Book 587 at page 320 and re-recorded in Deed Book 591 at page 318.

Dated this 7<sup>th</sup> day of March, 2001.

Witness:

Kimberly Stridger  
Phil [Signature]

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENWOOD )

SCN GROUP GREENWOOD, L.L.C.

BY: [Signature]  
Its: Agent

PROBATE

PERSONALLY appeared before me the undersigned witness, who on oath says that he/she saw the within named SCN GROUP GREENWOOD, LLC BY Phil Lawrence, ITS Agent, sign the within written instrument and that he/she with the other witness about, witnessed the execution thereof.

SWORN TO BEFORE ME THIS 7<sup>th</sup>  
DAY OF March, 2001

NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES: 1/1/2004

Kimberly Stridger  
Witness

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